THIS INSTRUMENT PREPARED BY:
SHARON LINVILLE
ATTORNEY AT LAW
203 EAST MAIN STREET
HARTSVILLE, TN 37074

SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:

Keith B. Robertson
5967 Port Agadarko Trail
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 01/02/03 11:36 3pgs
Fees:18.00 Taxes:94.35
20030102-0000305

MAP: 83-1

PARCEL: 232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Five Thousand Five Hundred ($25,500.00) Dollars, AND OTHER GOOD AND VALUABLE CONSIDERATION, ALL OF WHICH ARE HEREBY PAID AND SATISFIED IN FULL, we, Fred William Chambers, Sue Spain and Olene Vinson Rainey, have this day bargained and sold, and by these presents do hereby transfer and convey unto Keith B. Robertson, a single person, his heirs and assigns, the following described tract or parcel of land situated in the _____ Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being lot no. 25 on the plan of Petway's Subdivision of lot no. 7 of the Hobson Property, as of record in Plan Book 2, page 42, Chancery Court of Nashville.

Said lot no. 25 fronts 50 feet on the northerly side of Petway Avenue and runs back between parallel lines, 248 feet, more or less, to an alley.

This being that property bequeathed to Opal Chambers by Last Will and Testament of James M. Ray of record in Book 6802, page 717, Register's Office, Davidson County, Tennessee. Opal Chambers died leaving Fred William Chambers, Sue Spain and Olene Vinson Rainey as her sole heirs.

Also included in this conveyance is the following Driveway Easement: Beginning at an iron rod in the north margin of Petway Avenue, same being the southeast corner of Tract #1 (Lot #25) of the Opal Chambers property (0.284 acres) and the southwest corner of Tract #2 (Lot #24) of the Opal Chambers property (0.283 acres); thence with said margin North 82 degrees 35 minutes 00 seconds East 5.00 feet to a point in said margin; thence leaving road with line severing said Tract #1 North 06 degrees 36 minutes 52 seconds East 100.00 feet to a point in the east boundary of said Tract #1; thence with line of said Tract #2 South 06 degrees 36 minutes 52 seconds West 100.00 feet to the point of beginning.

2002 taxes are to be prorated.

2003 and all subsequent taxes are the responsibility of the Grantee whose address

STATE OF TENNESSEE
COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainers, SUE SPAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville, Tennessee, this the 14th day of December, 2002.

My Commission Expires: 10-2-2005

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Smith

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, OLENE VINSON RAINEY by J.N. Rainey, Jr. as Attorney In Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Carthage, Tennessee, this the 13th day of December, 2002.

My Commission Expires: 10-2-2005

NOTARY PUBLIC

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is 25,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Keith B. Roberts
AFFIANT

Subscribed and sworn to before me this the 17 day of December, 2002.

REGISTER OR NOTARY PUBLIC

My Commission Expires: 12-4-06

is: _____.

This conveyance is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said Keith B. Robertson, a single person, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above-described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2002 taxes, applicable zoning and building regulations, and all visible easements.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves and our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said Keith B. Robertson, a single person, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS OUR HANDS this the 17 day of December, 2002.

Fred W. Chambers
FRED WILLIAM CHAMBERS

Sue Spain
SUE SPAIN

Olene Vinson Rainey by J.N. Rainey Jr.
OLENE VINSON RAINEY As attorney In Fact
By J.N. Rainey, Jr.
As Attorney In Fact

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF TROUSDALE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainers, FRED WILLIAM CHAMBERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville, Tennessee, this the 17 day of December, 2002.

My Commission Expires: 12-4-06

NOTARY PUBLIC

SHANNON LINVILLE NOTARY PUBLIC AT LARGE STATE OF TN